

25-2-551 LAKE AUSTIN (LA) DISTRICT REGULATIONS.

(A) In this section:

(1) SHORELINE means the 492.8 topographic contour line along the shores of Lake Austin.

(2) SHORELINE SETBACK means a line parallel to the shoreline and at a distance from the shoreline that is prescribed in this section.

(3) SHORELINE SETBACK AREA means an area between the shoreline and the shoreline setback.

(B) This subsection applies in a Lake Austin (LA) district.

(1) A shoreline setback area is excluded from impervious cover calculations.

(2) A permanent improvement is prohibited in a shoreline setback area, except for a retaining wall, pier, wharf, boat-house, or marina, or a driveway to the structures.

(3) Not more than 30 percent of the woody vegetation within a shoreline setback area may be removed.

(4) Except for surveying or testing, vegetation within a shoreline setback area may not be removed before a building permit is issued. For surveying or testing, areas up to 15 feet wide may be cleared, and trees smaller than six inches in diameter may be removed.

(5) Development is prohibited on land with a gradient that exceeds 35 percent. This prohibition does not apply to a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a pedestrian facility.

(6) A sewage holding tank that is at least partially below ground level, or an effluent disposal site, must be at least 100 feet horizontally from the shoreline. A sewage facility drain field that uses soil as a filter medium may not be located on land with a gradient of more than 15 percent.

(C) Except for a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted, this subsection applies in an LA district.

(1) The shoreline setback is 75 feet.

(2) A lot that fronts on a cul-de-sac must have:

(a) a chord width of not less than 33 feet at the front lot line;

(b) a width of not less than 60 feet at the front yard setback line; and

(c) a width of not less than 100 feet at all points 100 feet or more behind the front lot line.

(3) Impervious cover may not exceed:

(a) 20 percent, on a slope with a gradient of 25 percent or less;

(b) 10 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or

(c) if impervious cover is transferred under Subsection (E), 30 percent.

(D) This subsection applies to a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted, and that is located in an LA district.

(1) The shoreline setback is:

(a) 75 feet; or

(b) if the front line of the lot or tract is 200 feet or less from the shoreline, 25 feet.

(2) The lot or tract must comply with the front yard, street side yard, interior side yard, and rear yard setback requirements applicable in an SF-2 district.

(3) Impervious cover may not exceed:

(a) 35 percent, on a slope with a gradient of 15 percent or less;

(b) 10 percent, on a slope with a gradient of more than 15 percent and not more than 25 percent;

(c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or

(d) if impervious cover is transferred under Subsection (E), 40 percent.

(E) In an LA district, a person may transfer impervious cover in accordance with this subsection.

(1) Impervious cover may be transferred only:

(a) between tracts within an LA district; and

(b) from land with a gradient of 35 percent or less, to land with a gradient of 15 percent or less.

(2) Land from which impervious cover is transferred may not be developed. The land must either remain undisturbed or be restored to a natural state.

(3) A transfer of impervious cover must be described in a restrictive covenant that runs with the land, is approved by the city attorney, and is recorded in the county deed records.

Source: Section 13-2-631; Ord. 990225-70; Ord. 031211-11.